

THE BOOK OF **New**  
**Homes**



**V. M. WHITTEMORE**  
**LUMBER, BUILDING SUPPLIES & FEED**  
N. Loder Ave.    Phone 1104    Union, N. Y.



## YOUR HOME OF TOMORROW

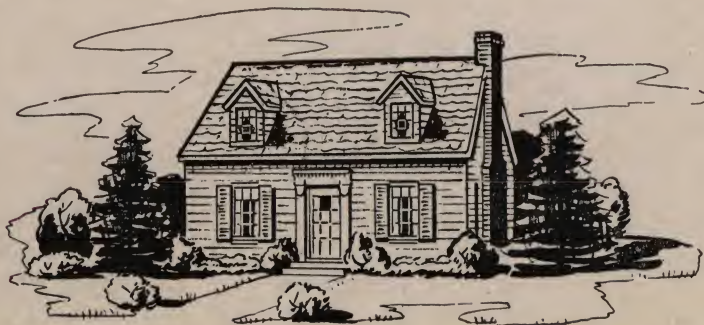
The Book of New Homes is placed in your hands with a firm belief that it will make the selection and fulfillment of your home an exceedingly easy and pleasant experience. Much as you may be lured from one fascinating illustration and floor plan to others, within these pages one house will eventually capture your affections — your Home. Your own individual taste in architecture, requirements in room arrangements, and limitations of budget are designed into at least one of the many homes illustrated and described herein.

Competent architects designed these homes. A careful balance has been maintained between the important elements in today's concept of charming design, convenient floor plans, and least cost consistent with good construction. These homes possess

qualities of resale value. The blueprints are an outgrowth of preliminary plans frequently expressed in model homes; the proving ground has discarded extravagant frills and impractical features. They are tested homes.

The Book of New Homes is offered primarily to you in your search for a modest home. The successful design of a completely satisfying small home with real values, is the result of expert and painstaking planning by experienced architects.

Because home building involves a major investment, the plans for your home should be selected with care before you start building. *Blueprints and specifications for any design shown in this book may be obtained from your dealer or from the publishers of this book.*



HOME PLAN BOOK COMPANY  
1596 Selby Avenue  
St. Paul 4, Minnesota

**REAL VALUES DEPEND ON CAREFUL PLANNING**

*The Book of*  
**NEW HOMES**

*6th Edition*

**35 EXPERTLY PLANNED  
AND DESIGNED  
PRACTICAL HOMES**

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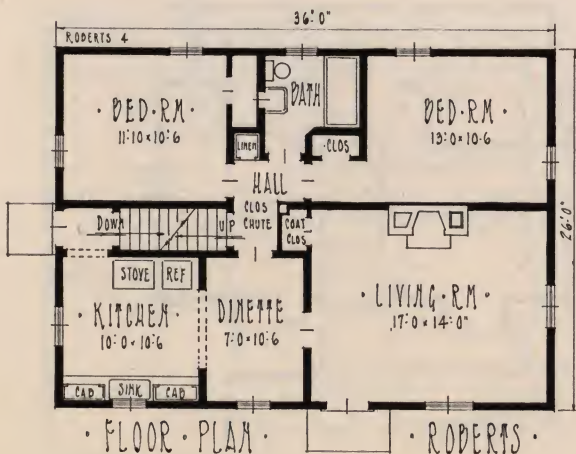


## The Roberts

FIVE ROOMS

21,500 CUBIC FEET

**C**HARACTERISTIC of the Cape Cod, compact room arrangement shrewdly serves both convenience and construction economy. The dinette is very popular among modern families. A wide living room and fireplace increase furniture placement possibilities.



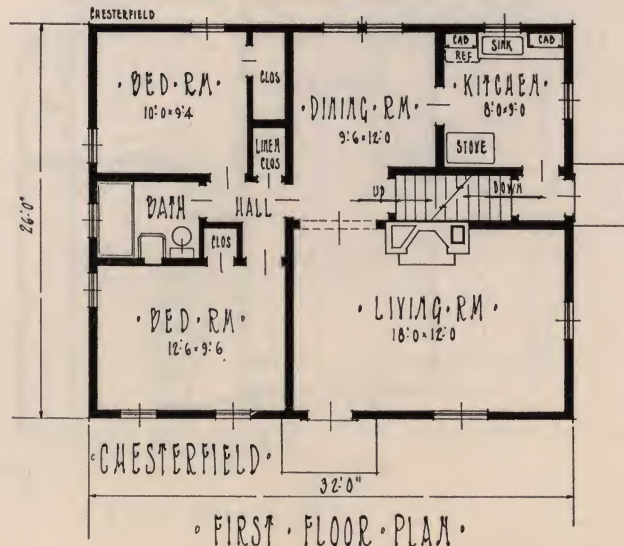
Classification 951 - 650  
Basement Volume 7,500 Ft.  
Main Volume 8,500 Ft.

## The Chesterfield

FIVE ROOMS

19,140 CUBIC FEET

**T**HE Chesterfield takes full advantage of the Roberts plan, but offers a conventional dining room also. The kitchen has retreated to the rear. An attic stairway leads to future bedrooms. This home represents excellent sale or loan value.



Classification 947 - 500  
Basement Volume 7,000 Ft.  
Main Volume 7,500 Ft.





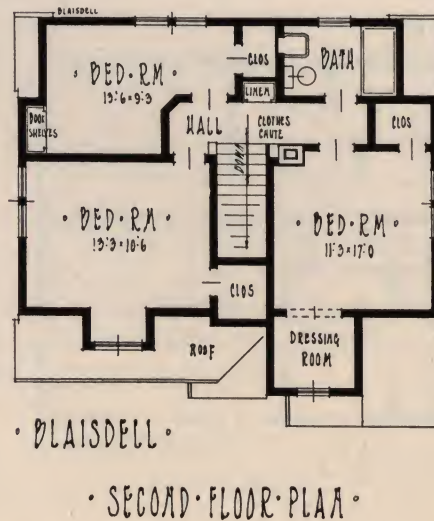
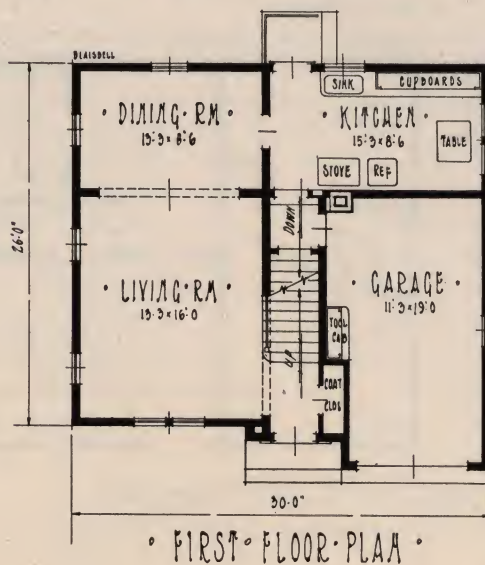
Six Rooms and Garage

20,250 Cubic Feet

## The Blaisdell

IT is hard to believe that there is so much room in this attractive home. Even the garage is included in the dimensions 26'x 30', and there are six well proportioned rooms in addition. Modified

Colonial in lines, the Blaisdell takes a leading place among others in the block. Not a foot of space has been neglected to make this convenient and comfortable to the fullest extent.



Classification 964 - 700  
 Basement Volume 5,500 Ft.  
 Main Volume 12,500 Ft.



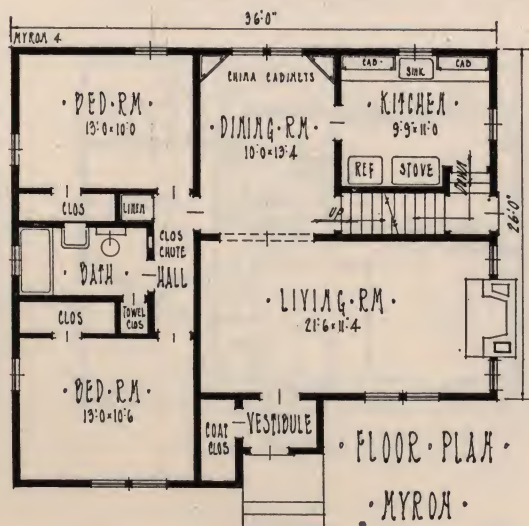


## The Myron

FIVE ROOMS

4,200 CUBIC FEET

THE English cottage has done much to place a home of character and charm within reach of limited incomes. The Myron is a conspicuously good example, with five rooms on one floor.



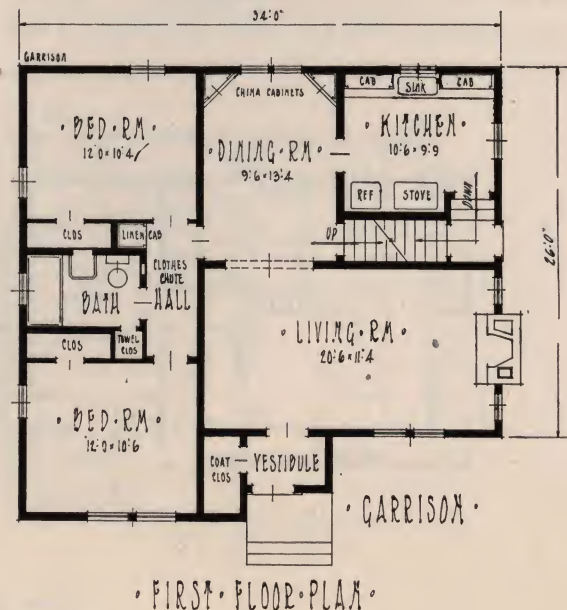
Classification 959 - 520  
Basement Volume 9,000 Ft.  
Main Volume 10,000 Ft.

## The Garrison

FIVE ROOMS

22,500 CUBIC FEET

CLOSE inspection barely reveals that width of the Garrison has been reduced from the Myron plan (otherwise alike), to lower building expense.



Classification 955 - 230  
Basement Volume 8,000 Ft.  
Main Volume 9,000 Ft.





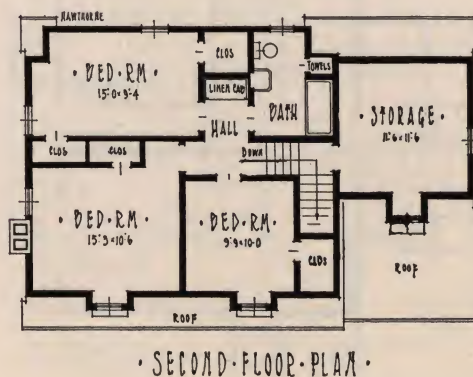
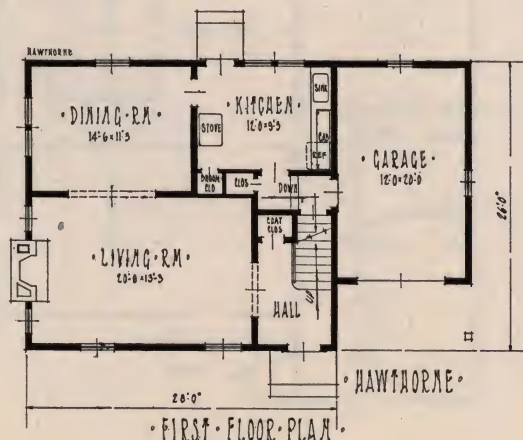
Six Rooms and Garage

23,200 Cubic Feet

### The Hawthorne

THE delightful charm of the Hawthorne wins from the very first. The authentic Colonial entry design, shutters, and steep pitch of the gabled roof, give it special character. Arrangement of the rooms has taken advantage of floor space very effectively. The bedrooms have closets,

with space over the attached garage for a play room or storeroom. This plan has made the most of the dimensions, with no freakish design but modern in details. Loan or resale value of the home has been protected so well, the Hawthorne is an unusually worthwhile home investment.



Classification 972 - 680  
 Basement Volume 6,500 Ft.  
 Main Volume 14,000 Ft.





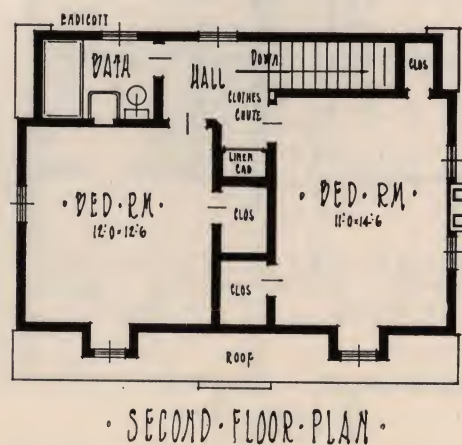
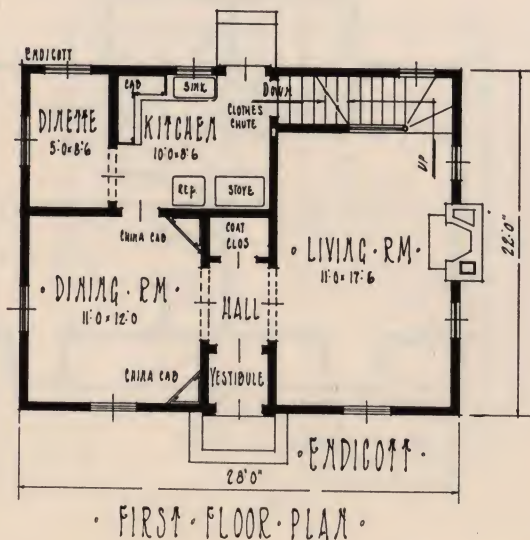
Five Rooms and Dinette

15,000 Cubic Feet

## The Endicott

UNMISTAKABLE charm of the Cape Cod home appears in every detail of the Endicott, from gables to entry design. There is so much space, as shown by dimensions of each room, it is a surprise

to find that the entire house sets on a foundation only 22'x 28'. Typically Colonial, corner china cabinets grace the dining room. A dinette off the kitchen lightens family meal preparations.



Classification 955 - 950  
Basement Volume 5,000 Ft.  
Main Volume 9,500 Ft.





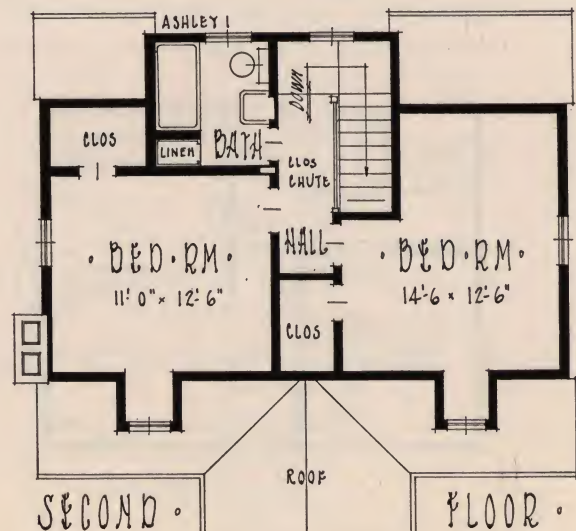
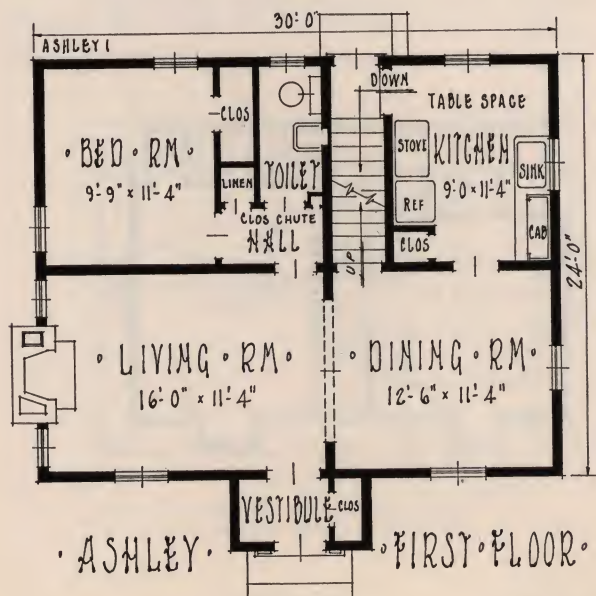
## Six Rooms

*18,500 Cubic Feet*

The Ashley

**I**N TOP FAVOR for generations, the Cape Cod Colonial has that particular quality of impressive individuality beyond the actual measure of price. The Ashley enjoys a glowing

charm as well as practical scheming in design. Six full-size rooms occupy dimensions often affording only five. The downstairs bedroom might be your den or double as a guest room.



Classification 966-540  
Basement Volume 6,000 Ft.  
Main Volume 12,000 Ft.





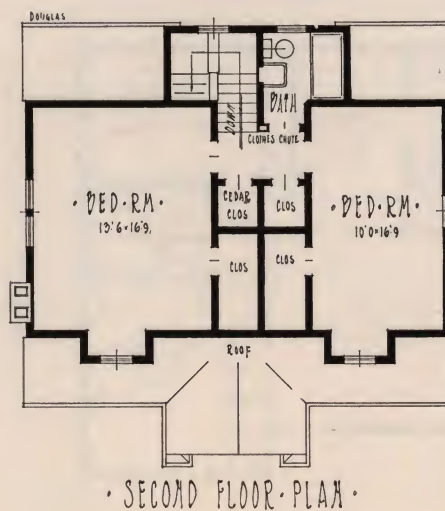
Six Rooms

24,000 Cubic Feet

## The Douglas

**R**ICH in dignity, the Douglas includes everything that is fine about Colonial design. It stands out, and survives as an excellent investment, demonstrated by lasting favor since actual

Colonial days. A feature often sought in particular is the downstairs bedroom in a six-room home. More closet space than usual is provided. Also, a central hall and lavatory are on the ground floor.



Classification 970 - 350  
 Basement Volume 7,500 Ft.  
 Main Volume 13,000 Ft.



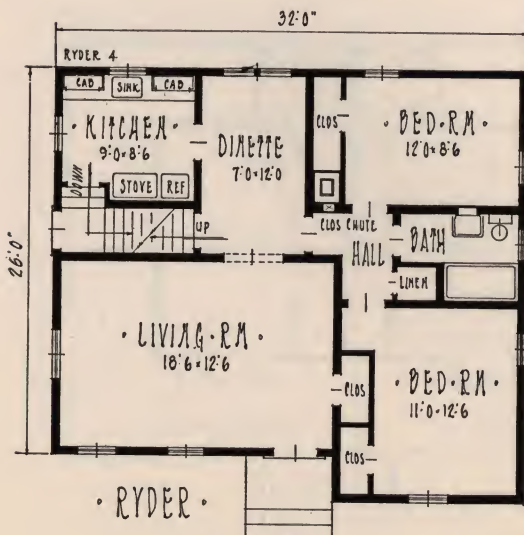


## The Ryder

FIVE ROOMS

19,00 CUBIC FEET

A shuttered cottage, such as the Ryder, always has faithful friends because of its basically sound design and compact outline.



### FLOOR PLAN

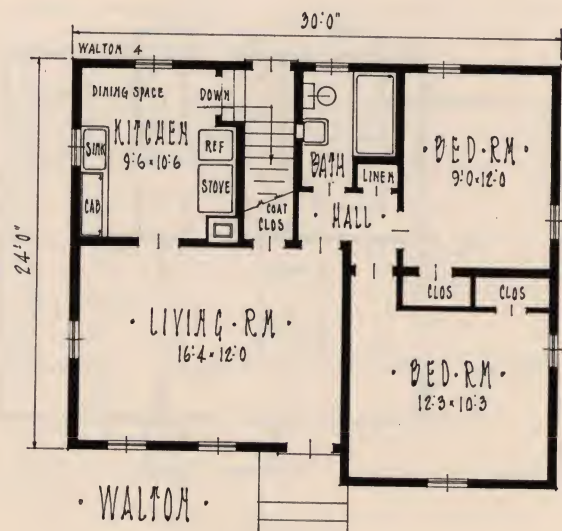
Classification 947 - 980  
Basement Volume 7,000 Ft.  
Main Volume 8,000 Ft.

## The Walton

FOUR ROOMS

17,000 CUBIC FEET

For further building economy, the Walton has omitted the dinette from the Ryder floor plan, cutting down overall dimensions but not room sizes.



### FLOOR PLAN

Classification 942 - 090  
Basement Volume 6,000 Ft.  
Main Volume 6,500 Ft.

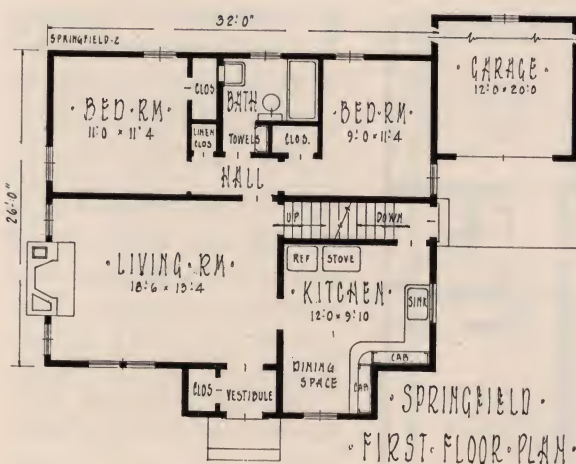




Four Rooms, Dinette and Garage

23,000 Cubic Feet

## The Springfield



THE captivating simplicity of this modest Colonial cottage, with an attached garage, belies the completeness of the interior. The garage entrance is conveniently near the side door, and the front entrance opens into a vestibule with coat closet.

In truth, every convenience which the average American family is seeking is incorporated into the Springfield. It is especially designed for the housewife... note the unusual kitchen arrangement which provides commodious cabinets and a pleasant dining area.

The bedrooms, equipped with large closets, are slightly aloof from the rest of the house. In addition to the linen closet, there is a towel closet in the bathroom.

Classification 958-380  
Basement Volume 8,000 Ft.  
Main Volume 10,000 Ft.

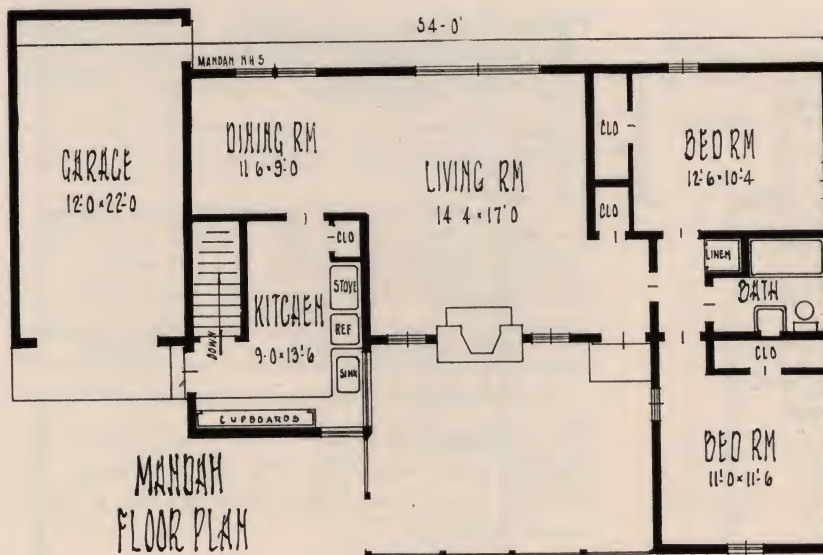




Five Rooms and Garage

22,550 Cubic Feet

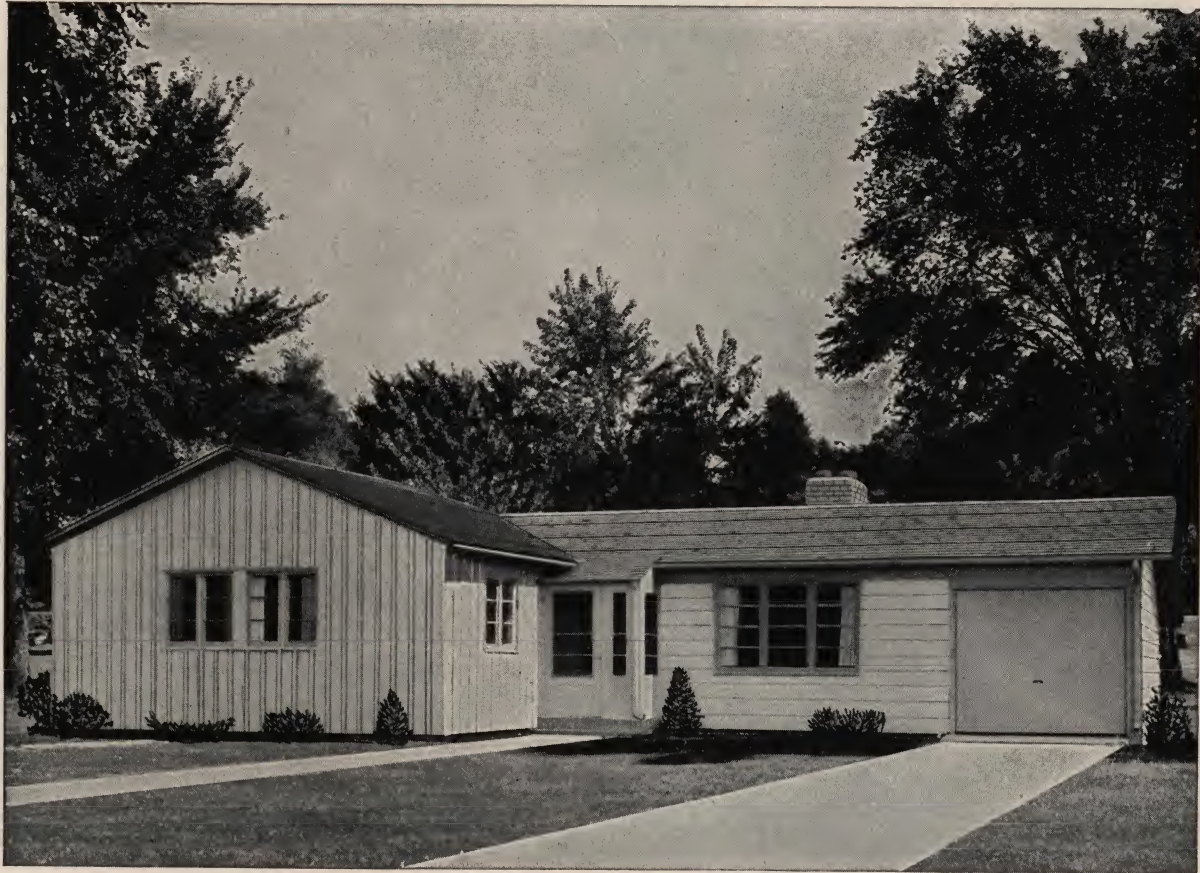
## The Mandan



UNMISTAKABLY charming is this ranch-type home which is complete in every detail from gables to entry design. Carefully planned, with every convenience, and with no waste of floor space, the Mandan comes within the reach of those with moderate incomes. The corner windows in the kitchen and the L shaped dining and living room lend individually to this striking home.

Classification 568-240  
 Basement Volume 10,000 Ft.  
 Main Volume 12,000 Ft.



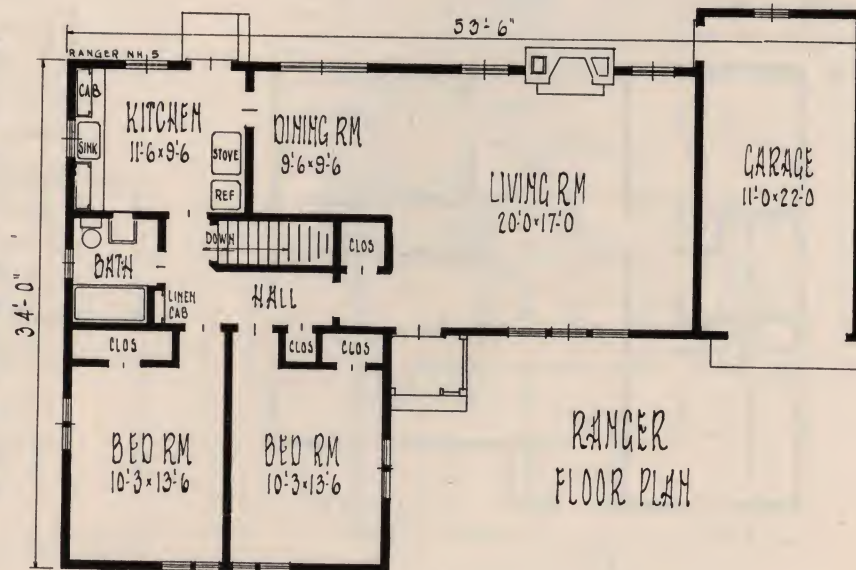


Five Rooms and Garage

24,950 Cubic Feet

### The Ranger

HERE is the kind of planning that most families like in a home; an attractive and altogether unique exterior and interior room arrangement that is practical yet distinctive. Note the spacious L shaped living and dining room and the convenient and well planned kitchen. Quiet sleeping rooms in the front wing of the home, with ample closet space, is an attractive feature.



Classification 568-740  
 Basement Volume 10,000 Ft.  
 Main Volume 12,000 Ft.

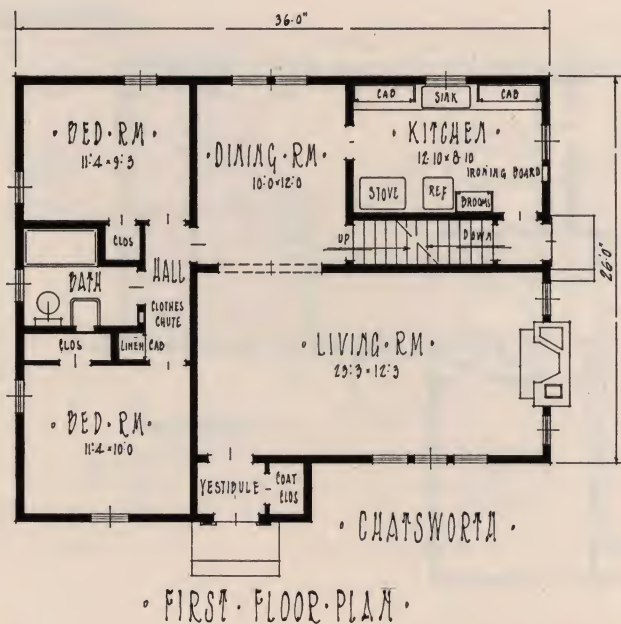




Five Rooms

24,000 Cubic Feet

## The Chatsworth



REMARKABLY well done . . . five rooms on one floor with the engaging style of an Early American cottage. The Chatsworth has an expansive living room, with Colonial fireplace. Bedrooms have their own hallway for privacy. Every foot of space has been thriftily planned. Family foresight will gratefully note the stairs to rooms-to-be in the attic.

Widely admired, yet certainly not common place, the Chatsworth deserves being an unhesitating choice.

Classification 954 - 980  
Basement Volume 8,000 Ft.  
Main Volume 9,000 Ft.



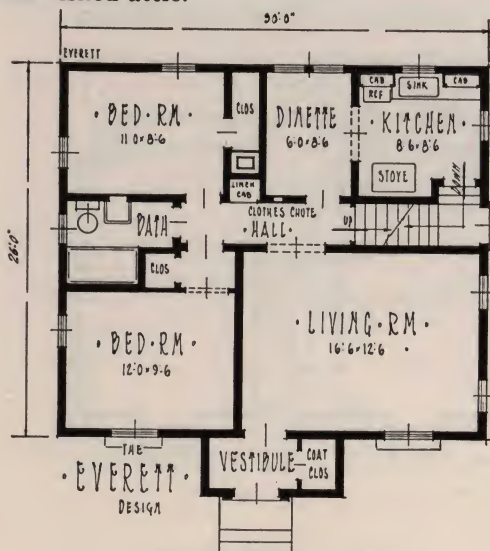


## The Everett

FIVE ROOMS

18,550 CUBIC FEET

TO GET the most out of each construction dollar, the Everett is the type of a home to build. It presents a pleasing appearance with plain economy. Five rooms with stairs to an unfinished attic.



FIRST FLOOR PLAN

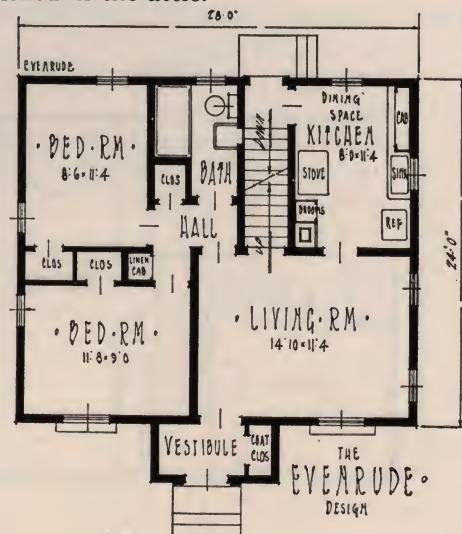
Classification 945 - 800  
Basement Volume 6,500 Ft.  
Main Volume 7,500 Ft.

## The Evenrude

FOUR ROOMS

16,000 CUBIC FEET

AN ALTERNATIVE floor plan of four rooms for the same exterior. Dimensions have been made smaller, two feet each way, reducing the building cost. Again, an extra room might be finished in the attic.



FIRST FLOOR PLAN

Classification 941 - 330  
Basement Volume 5,500 Ft.  
Main Volume 6,500 Ft.





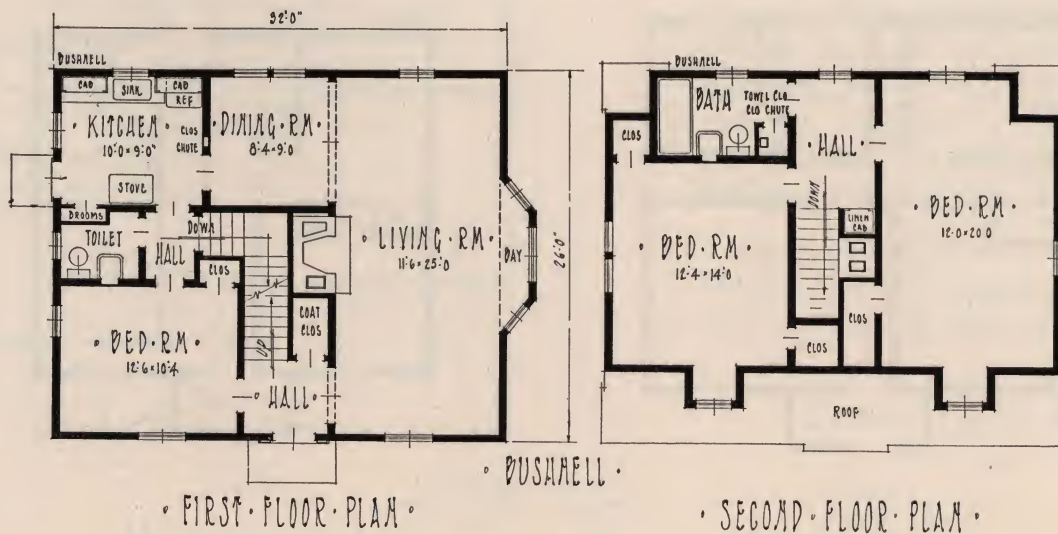
Six Rooms

21,800 Cubic Feet

## The Bushnell

A PLEASING variation of the Cape Cod design is in excellent taste here. Not at all daring, but definitely individual in character, the Bushnell has watchfully held construction expense within modest limits. A six-room home with one bedroom on

the ground floor is frequently demanded but seldom found. A den may be substituted if preferred. The huge living room has a fireplace and bay windows inviting the entire family. A downstairs lavatory and central hall serve convenience.







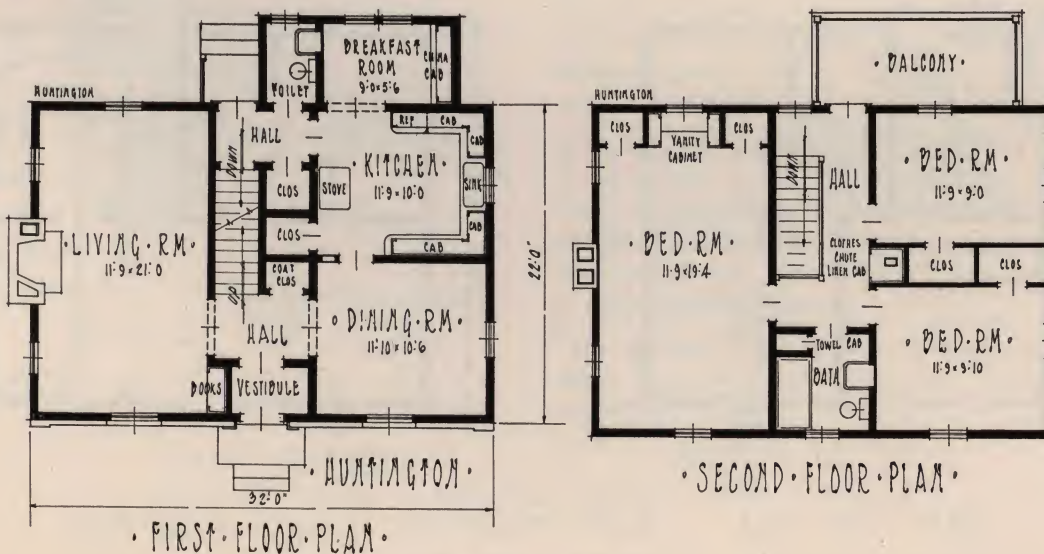
Six Rooms and Nook

23,330 Cubic Feet

## The Huntington

THE rich simplicity of American Colonial architecture is at its very best in the Huntington . . . packed with so many practical surprises. Yet the building cost of the Huntington is within cautious limits of a family planning a six room

house. Everyone exclaims over the extra closets, abundant cabinets, airing balcony, downstairs lavatory, and especially the master bedroom. It's a home that will live for generations.



Classification 975-230  
Basement Volume 6,500 Ft.  
Main Volume 14,000 Ft.



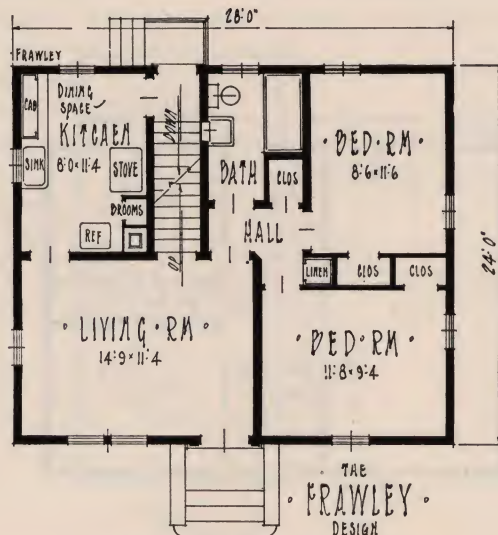


## The Frawley

FOUR ROOMS

15,400 CUBIC FEET

THIS lovely small home has lost nothing in appearance or convenience to achieve its extreme economy. The attic may be finished if more than two bedrooms are needed.



• FIRST-FLOOR-PLAN •

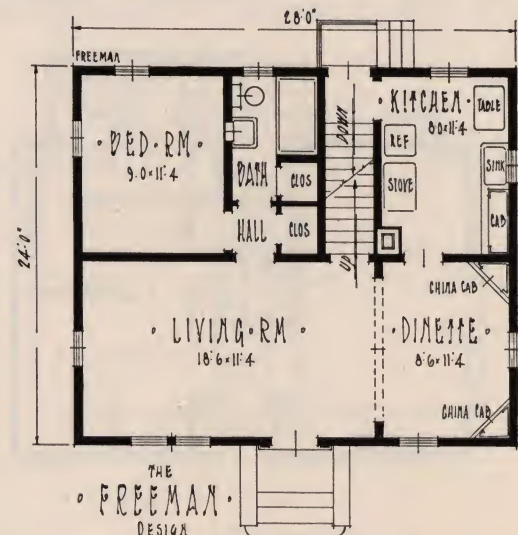
Classification 939 - 440  
Basement Volume 5,500 Ft.  
Main Volume 6,000 Ft.

## The Freeman

FOUR ROOMS

15,400 CUBIC FEET

USING the same exterior and dimensions, the floor plan has been re-arranged substituting a dining room for a bedroom. The attic is still available.



• FIRST-FLOOR-PLAN •

Classification 939 - 940  
Basement Volume 5,500 Ft.  
Main Volume 6,000 Ft.

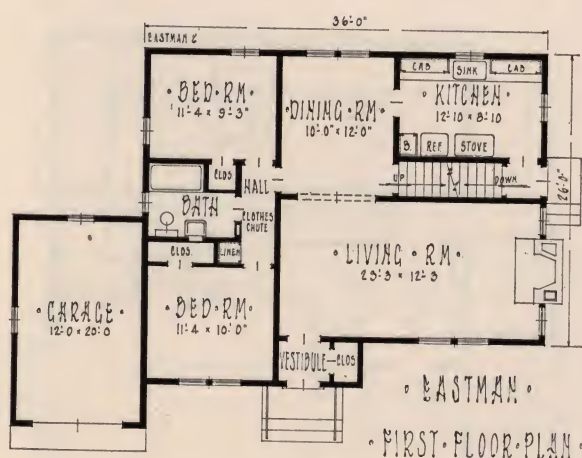




Five Rooms and Garage

24,600 Cubic Feet

## The Eastman



THE Eastman is a picturesque English cottage that is fascinating in every detail, from the distinctive iron railing on the doorstep to the attached garage at one side, and the service entrance on the other side.

In tune with the compactness and convenience of this design is the manner in which the coat closet and vestibule are provided. An archway into the dining room adds to the magnitude of the large living room. The orderly kitchen is designed to make housework easier.

Very desirable is the privacy allotted to the bedrooms by the interior arrangement, dividing the house into two units.

Classification 962-530  
Basement Volume 9,000 Ft.  
Main Volume 11,000 Ft.

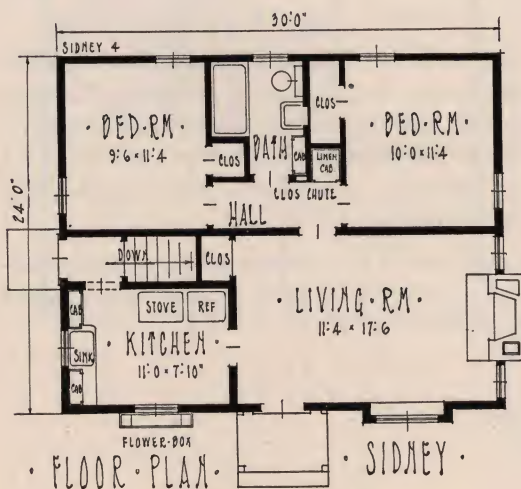




## The Sidney

FOUR ROOMS 15,850 CUBIC FEET

**E**SPECIALLY likeable with the shingled effect of the Sidney, this Early American cottage has an authentic flavor conveyed by shuttered windows, a landscape window looking out from the living room, and the very interesting entrance. This is a very practical home.

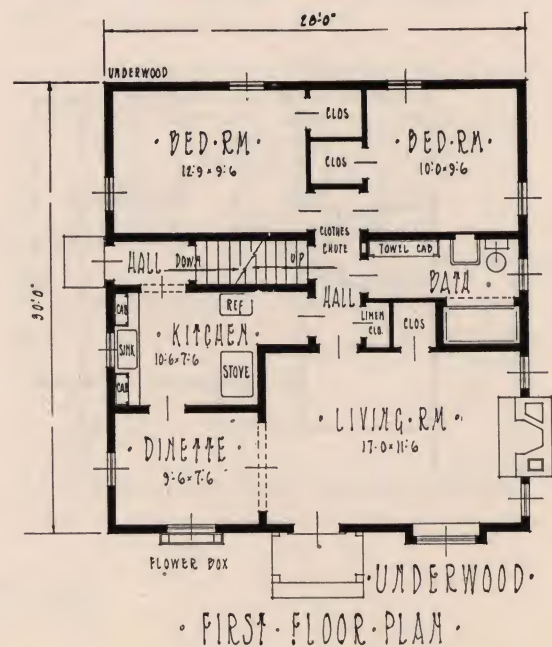


Classification 943 - 340  
Basement Volume 6,000 Ft.  
Main Volume 6,500 Ft.

## The Underwood

FIVE ROOMS 19,300 CUBIC FEET

**A**FIFTH room has been added to the Sidney, with extension of dimensions by only a few feet. Comfort details include no frills.



Classification 947 - 690  
Basement Volume 6,500 Ft.  
Main Volume 7,500 Ft.



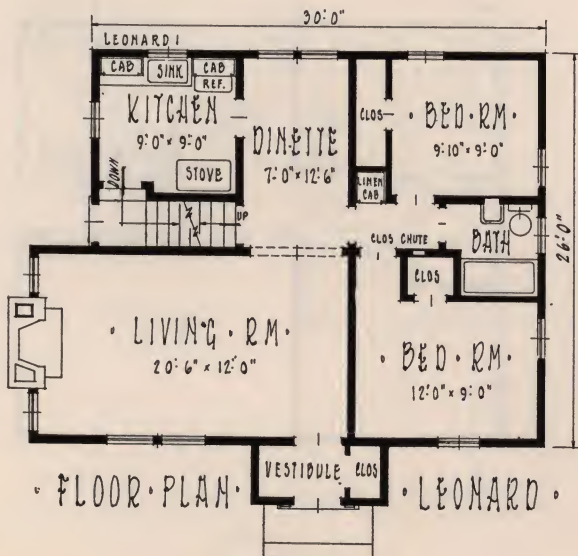


## The Leonard

FIVE ROOMS

18,900 CUBIC FEET

THE spacious, well-lighted living room of the Leonard, with its ever desirable fireplace, will truly be your family center. The vestibule with an ample coat closet strikes a pleasing note.



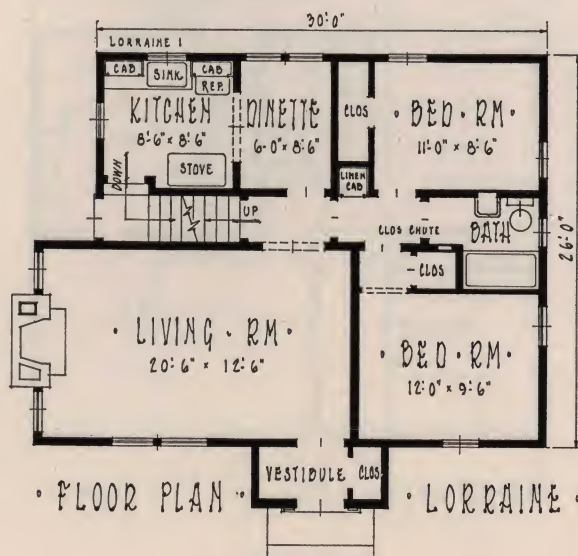
Classification 147-061  
Basement Volume 6,500 Ft.  
Main Volume 7,500 Ft.

## The Lorraine

FIVE ROOMS

19,413 CUBIC FEET

WITHOUT wasting a foot of space, the Lorraine segregates the dinette from the living room, a feature often sought for. A large attic makes this a real family home.



Classification 147-341  
Basement Volume 6,500 Ft.  
Main Volume 7,500 Ft.



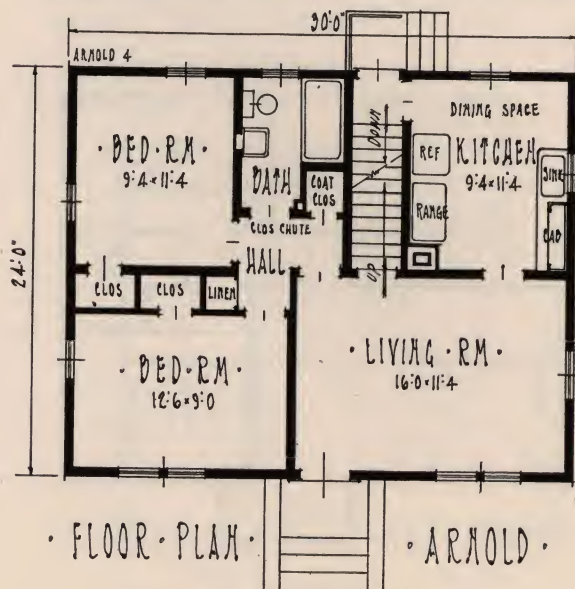


## The Arnold

FOUR ROOMS

16,600 CUBIC FEET

**B**UILT by a strict small budget, the Arnold provides more than expected in room sizes and conveniences. An attic for later rooms makes this home attractive to growing family.



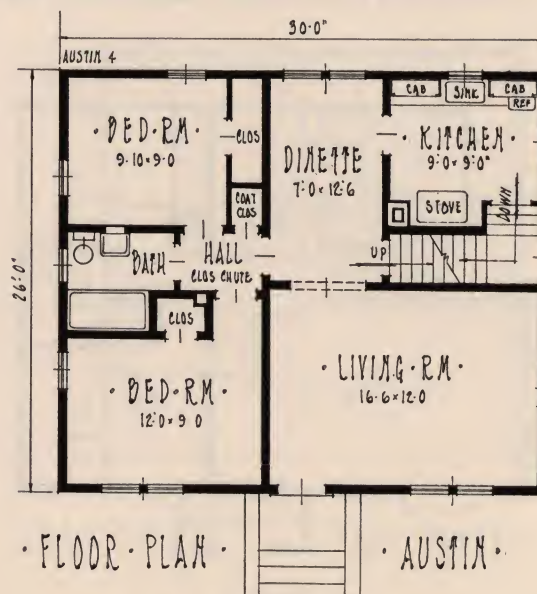
Classification 941 - 280  
Basement Volume 5,500 Ft.  
Main Volume 6,500 Ft.

## The Austin

FIVE ROOMS

17,100 CUBIC FEET

**W**ITH very little more expense, a dinette may be included. The stairway rises into the peak. The entry requires no special mill-work.



Classification 943 - 670  
Basement Volume 6,000 Ft.  
Main Volume 7,000 Ft.



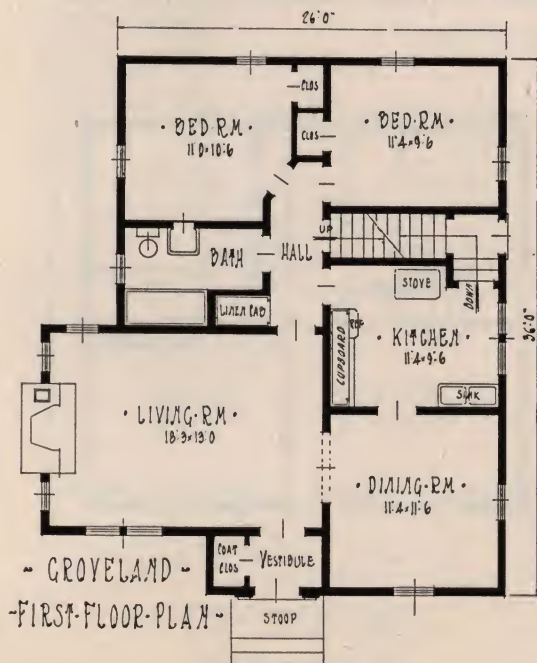


## The Groveland

FIVE ROOMS

21,780 CUBIC FEET

**T**his handsome, steep-roofed home is unusually well arranged, without extravagant frills. It appeals to a growing family.



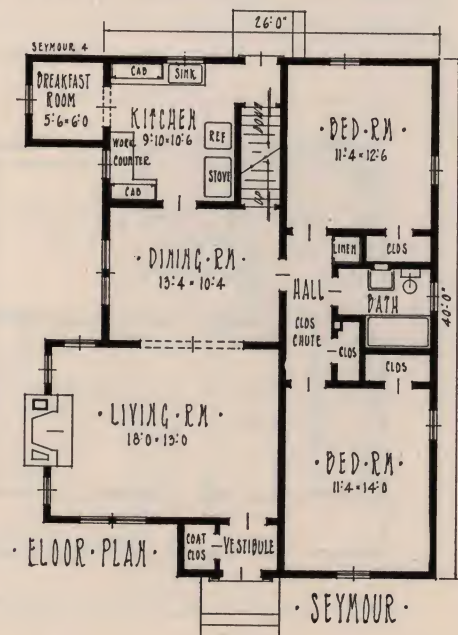
Classification 954 - 550  
Basement Volume 8,000 Ft.  
Main Volume 9,000 Ft.

## The Seymour

FIVE ROOMS

25,350 CUBIC FEET

**J**ust move the bedrooms of the Groveland to the side of the house, add a breakfast room, and you have the Seymour.



Classification 959 - 080  
Basement Volume 9,000 Ft.  
Main Volume 10,000 Ft.



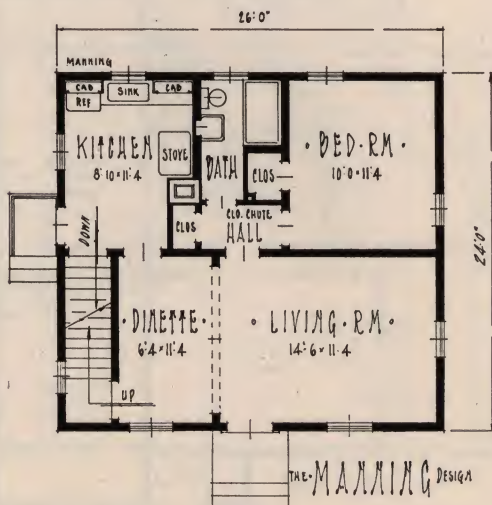


## The Manning

FOUR ROOMS

14,950 CUBIC FEET

**W**HY pay rent when the Manning can be built for so little? These four rooms take only 24'x 26'. Thoroughly practical, with an attic to be finished later.



• FIRST FLOOR PLAN •

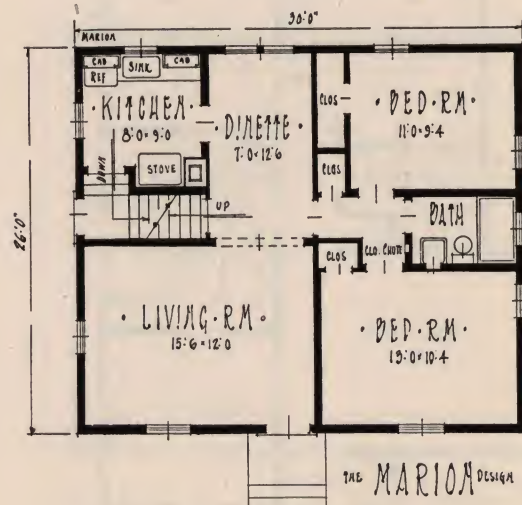
Classification 937 - 520  
Basement Volume 5,000 Ft.  
Main Volume 5,500 Ft.

## The Marion

FIVE ROOMS

18,700 CUBIC FEET

**T**HE same house in appearance, but larger with another choice of floor plans and five rooms. Both plans may be financed more favorably than usual.



• FIRST FLOOR PLAN •

Classification 944 - 020  
Basement Volume 6,500 Ft.  
Main Volume 7,000 Ft.



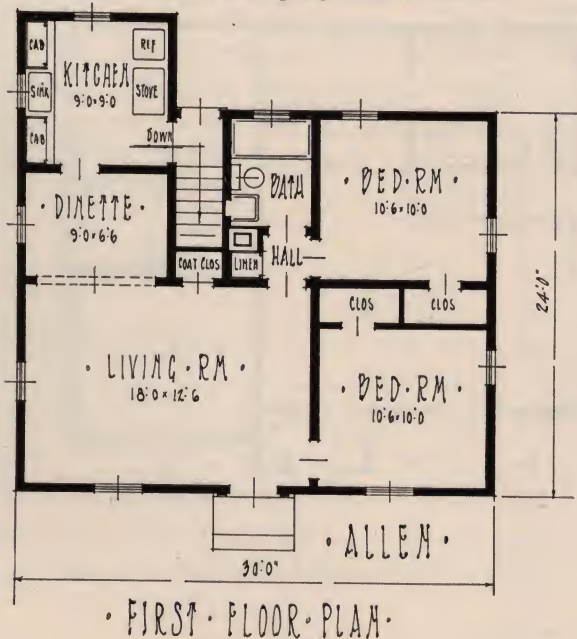


## The Allen

FIVE ROOMS

16,900 CUBIC FEET

THE neatly designed Allen is the kind of home which well protects the original investment, without skimping until it hurts.



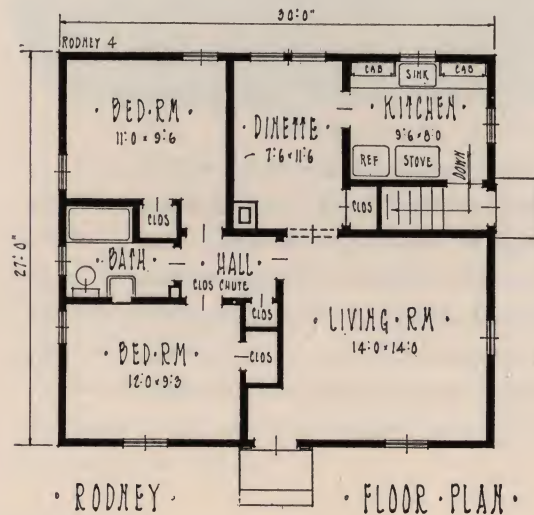
Classification 943 - 430  
Basement Volume 6,500 Ft.  
Main Volume 7,000 Ft.

## The Rodney

FIVE ROOMS

17,800 CUBIC FEET

ALMOST a reverse of the Allen, the Rodney has moved in the jutting kitchen by shifting the dinette. Both bedrooms are reached through the hall. The actual capacity is practically unchanged.



Classification 945 - 340  
Basement Volume 6,500 Ft.  
Main Volume 7,500 Ft.



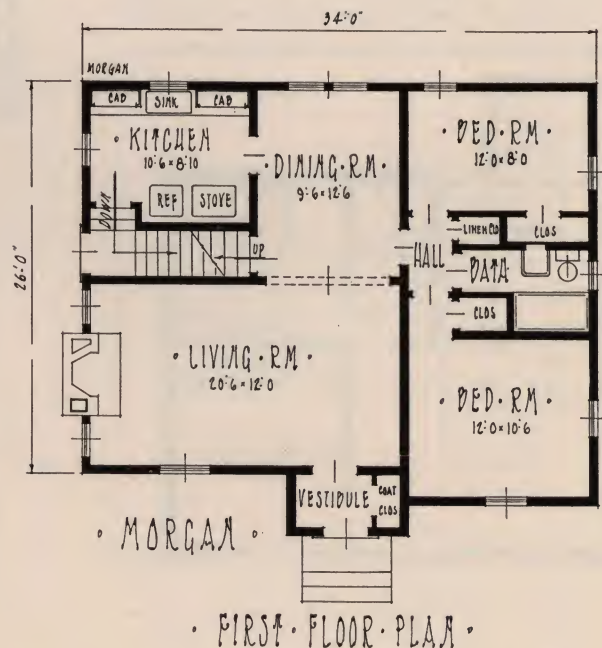


Five Rooms

21,250 Cubic Feet

## The Morgan

COLONIAL treatment marks the Morgan, from exterior lines to basic economy. You can't help liking the brick entry in relief. A splendid living room with fireplace . . . wide archway . . . a bedroom hall . . . stairs to attic storage . . . carefully planned kitchen . . . not a freak in any feature of the house. Those are the reasons why the Morgan is an especially good value. It is obviously a splendid design, and no one will ever be penalized if the family outgrows the size . . . a strong market value belongs to the house.



Classification 952 - 200  
 Basement Volume 7,500 Ft.  
 Main Volume 8,500 Ft.



## WHY YOU SHOULD BUILD NOW!

Home ownership is the best investment for the average person. At the end of a given period of time, he has a clear title to a piece of property which will always have a market value. All authorities agree that the trend in residential construction costs will be upward. It will pay to build now.

The table to the right shows what rent amounts to in ten, fifteen and twenty years with 6% interest, compounded annually, and gives an idea of the value of the house one can pay for by applying the rent-paying habit to the task of purchasing a home.

HOW RENT MONEY COUNTS UP

Rent Per Month	In Ten Years	In Fifteen Years	In Twenty Years
\$ 8	\$1265.35	\$ 2234.29	\$ 3531.11
\$10	\$1581.68	\$ 2793.10	\$ 4414.26
\$12	\$1898.02	\$ 3351.71	\$ 5279.11
\$15	\$2372.52	\$ 4189.64	\$ 6621.39
\$17	\$2688.86	\$ 4748.26	\$ 7504.24
\$18	\$2847.03	\$ 5027.37	\$ 7945.67
\$20	\$3163.36	\$ 5586.19	\$ 8828.52
\$22	\$3479.70	\$ 6144.81	\$ 9711.37
\$23	\$3637.87	\$ 6424.21	\$10152.20
\$25	\$3954.20	\$ 6982.23	\$11035.65
\$27	\$4270.54	\$ 7541.35	\$11918.50
\$28	\$4428.71	\$ 7820.66	\$12350.93
\$30	\$4745.04	\$ 8379.27	\$13242.78
\$32	\$5061.38	\$ 8937.89	\$14125.63
\$33	\$5219.55	\$ 9217.80	\$14567.86
\$35	\$5535.88	\$ 9775.82	\$15449.81
\$40	\$6326.32	\$11172.88	\$17637.04
\$50	\$7908.40	\$13965.46	\$22071.30

## APPROXIMATE COSTS

The cost of a home varies in different parts of the country, depending on local conditions, the quality of materials used in building and the specifications.

Every home design shown in the plan books of the Home Plan Book Company carries a classification number set in inconspicuous type directly under each design, thus:

### CLASSIFICATION (161-171)

To arrive at the approximate cost of that design, drop the first and last numeral, disregard the hyphen, and the number will then read 6117 which is the approximate cost in dollars of that home on a pre-war price basis. If you estimate the cost of the same design at present prices and note the percentage that the present cost differs

from the above price, you can apply this percentage to approximate cost shown by the Classification Number of any design shown in the plan books of the Home Plan Book Company. In order to arrive at the exact cost in your locality and according to your own specifications, consult your local dealer or contractor.

## A WORD ABOUT "G. I." LOANS

The Servicemen's Readjustment Act (commonly called the "G. I." Bill of Rights) includes provisions for the most extensive home procurement program on record. It gives the returned serviceman the most economical home financing plan ever offered anyone. Servicemen are urged to contact their local dealer, lending agency or the nearest office of the Veteran's Administration for complete details.



# FINANCING YOUR HOME

How should you go about financing your home? In the first place, you should know what price you can afford to pay for a home and how much you can comfortably pay each month in paying for it. The most advantageous plan for home financing provides for monthly payments on principal and interest over a given period of time, from 10 to 25 years. This is a painless, sensible way to pay for a home in easy installments just like rent, and in some cases actually cheaper than rent.

The following charts have been designed to eliminate the necessity of calculations in determining the equal monthly payment necessary to pay off a loan of a given size. The interest rate in Table A is 4%, and the interest rate in Table B is 4½%, and for terms from 10 to 25 years. The payment shown in the table is the minimum uniform payment necessary to pay off the loan completely within the stipulated time.

## MONTHLY PAYMENT TABLES

Showing monthly payment of interest and principal required to pay off a loan completely within a given number of years.

TABLE A — 4% INTEREST				
Amount of Mortgage	MONTHLY PAYMENTS Including Principal and Interest			
	10 Year Mortgage	15 Year Mortgage	20 Year Mortgage	25 Year Mortgage
\$ 1,000	\$ 10.13	\$ 7.40	\$ 6.06	\$ 5.28
\$ 1,500	\$ 15.19	\$11.10	\$ 9.09	\$ 7.92
\$ 2,000	\$ 20.25	\$14.80	\$12.12	\$10.56
\$ 2,500	\$ 25.32	\$18.50	\$15.15	\$13.20
\$ 3,000	\$ 30.38	\$22.20	\$18.18	\$15.84
\$ 3,500	\$ 35.44	\$25.89	\$21.21	\$18.48
\$ 4,000	\$ 40.50	\$29.59	\$24.24	\$21.12
\$ 4,500	\$ 45.57	\$33.29	\$27.27	\$23.76
\$ 5,000	\$ 50.63	\$36.99	\$30.30	\$26.40
\$ 5,500	\$ 55.69	\$40.69	\$33.33	\$29.04
\$ 6,000	\$ 60.75	\$44.39	\$36.36	\$31.68
\$ 6,500	\$ 65.81	\$48.08	\$39.39	\$34.31
\$ 7,000	\$ 70.88	\$51.78	\$42.42	\$36.95
\$ 7,500	\$ 75.94	\$55.48	\$45.45	\$39.59
\$ 8,000	\$ 81.00	\$59.18	\$48.48	\$42.23
\$ 8,500	\$ 86.06	\$62.88	\$51.51	\$44.87
\$ 9,000	\$ 91.13	\$66.58	\$54.54	\$47.51
\$ 9,500	\$ 96.19	\$70.28	\$57.57	\$50.15
\$10,000	\$101.25	\$73.97	\$60.60	\$52.79

TABLE B — 4½% INTEREST				
Amount of Mortgage	MONTHLY PAYMENTS Including Principal and Interest			
	10 Year Mortgage	15 Year Mortgage	20 Year Mortgage	25 Year Mortgage
\$ 1,000	\$ 10.37	\$ 7.65	\$ 6.33	\$ 5.56
\$ 1,500	\$ 15.55	\$11.48	\$ 9.49	\$ 8.34
\$ 2,000	\$ 20.73	\$15.30	\$12.66	\$11.12
\$ 2,500	\$ 25.91	\$19.13	\$15.82	\$13.90
\$ 3,000	\$ 31.10	\$22.95	\$18.98	\$16.68
\$ 3,500	\$ 36.28	\$26.78	\$22.15	\$19.46
\$ 4,000	\$ 41.46	\$30.60	\$25.31	\$22.24
\$ 4,500	\$ 46.64	\$34.43	\$28.47	\$25.02
\$ 5,000	\$ 51.82	\$38.25	\$31.64	\$27.80
\$ 5,500	\$ 57.01	\$42.08	\$34.80	\$30.58
\$ 6,000	\$ 62.19	\$45.90	\$37.96	\$33.35
\$ 6,500	\$ 67.37	\$49.73	\$41.13	\$36.13
\$ 7,000	\$ 72.55	\$53.55	\$44.29	\$38.91
\$ 7,500	\$ 77.73	\$57.38	\$47.45	\$41.69
\$ 8,000	\$ 82.92	\$61.20	\$50.62	\$44.47
\$ 8,500	\$ 88.10	\$65.03	\$53.78	\$47.25
\$ 9,000	\$ 93.28	\$68.85	\$56.94	\$50.03
\$ 9,500	\$ 98.46	\$72.68	\$60.11	\$52.81
\$10,000	\$103.64	\$76.50	\$63.27	\$55.59

NOTE: The above payments do not include real estate taxes or fire insurance premiums. Allowances should be made for those items.



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### HOME PLAN BOOK COMPANY

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